

NO TRANSFER  
TAX PAID

## WARRANTY DEED

Know All Men By These Presents

Received Kennebec SS.  
8/7/14/2009 8:40AM  
# Pages 2 Attest:  
BEVERLY JUSTIN-HATHENWAY  
REGISTER OF DEEDS

39-124

That we, **Cecil M. Bryar, Sr. and Sandra Laino-Bryar**, of Benton, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **Cecil M. Bryar, Sr. and Sandra Laino-Bryar**, both of Benton, Kennebec County, Maine, and **Cecil M. Bryar, Jr.**, of Waterville, Kennebec County, Maine, and whose mailing address is c/o Cecil M. Bryar, Sr., 181 East Benton Road, Benton, ME 04901, the receipt whereof we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said Cecil M. Bryar, Sr., Sandra Laino-Bryar, and Cecil M. Bryar, Jr., as joint tenants and not as tenants in common, their heirs and assigns forever, certain premises located in Waterville, County of Kennebec and State of Maine, and being more particularly bounded and described as follows, to wit:

**PARCEL ONE:** A certain lot or parcel of land, together with the buildings and improvements located thereon, situate in ~~Waterville~~ County of Kennebec and State of Maine, on the southerly side of Carey Lane, being more particularly bounded and described as follows, to wit:

Beginning at the southwest corner of land now or formerly of Nicole W. Belanger, formerly Nicole W. Lessard; thence southerly in range with said Belanger's westerly line extending four and thirty-five hundredths (4.35) feet to an iron pin; thence easterly in a line parallel with the underpinning of said Belanger's house and two (2) feet southerly therefrom about fifty (50) feet to an iron pin at a point in range with the easterly line of land of said Belanger; thence northerly in range with the easterly line of said Belanger's land one and twenty-five hundredths (1.25) feet to the southeasterly corner of land of said Belanger; thence westerly in the southerly line of land of said Belanger fifty (50) feet to the point begun at.

Also another certain lot or parcel of land, together with the buildings and improvements located thereon, situate on the south side of Carey Lane in said Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at the northeast corner of land now or formerly of Thomas Page, Jr.; thence running northerly in the same course of said Page's east line about seventy-six (76) feet to the south line of said Carey Lane; thence westerly on the southerly line of said Carey Lane about fifty (50) feet to the east line of a lane running southerly from said Carey Lane to the land now or formerly of the said Thomas Page, Jr.; thence running southerly on the east line of said lane last mentioned to the northwest corner of land now or formerly of said Page; thence running easterly on the northerly line of land of said Page to the point of beginning.

Also another certain lot or parcel of land, together with the buildings and improvements located thereon, situate on the southerly side of Carey Lane in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at the northwest corner of land now or formerly of Antoinette King Letourneau; thence southerly along the east line of land now or formerly of Nicole W. Belanger, formerly Nicole W. Lessard, a distance of seventy-five (75) feet, more or less, to land now or formerly of Antoinette King Letourneau, it being the southeast corner of land of Belanger; thence easterly a distance of eighteen (18) feet; thence northerly and parallel with the east line of land of Belanger a distance of seventy-five (75) feet, more or less, to the south boundary of said Carey Lane; thence westerly along the south line of said Carey Lane a distance of eighteen (18) feet to the point of beginning.

2 MDBS

**PARCEL TWO:** A certain lot or parcel of land, together with the buildings and improvements located thereon, situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Being the northerly one-half of the property conveyed to the City of Waterville by Muriel Veilleux on December 29, 1981, and recorded in the Kennebec County Registry of Deeds in Book 2488, Page 221.

Being the same premises conveyed to Cecil M. Bryar, Sr., Sandra Laino-Bryar and Cecil M. Bryar, Jr., by Warranty Deed from Alexander Properties, Inc., dated April 1, 2003, and recorded in the Kennebec County Registry of Deeds in Book 7338, Page 79; and subsequently conveyed by Cecil M. Bryar, Jr. to Cecil M. Bryar, Sr. and Sandra Laino-Bryar by Warranty Deed dated September 15, 2004 and recorded in the Kennebec County Registry of Deeds in Book 8127, Page 67.

Subject to outstanding mortgages of record.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Cecil M. Bryar, Sr., Sandra Laino-Bryar, and Cecil M. Bryar, Jr., as joint tenants, their heirs and assigns, to them and their use and behoof forever.

AND we do COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, Cecil M. Bryar, Sr. and Sandra Laino-Bryar have hereunto set our hands and seals this 13<sup>th</sup> day of July, 2009.

Signed, Sealed and Delivered  
in the presence of

William P. Dubord  
Witness

Cecil M. Bryar, Sr.  
Cecil M. Bryar, Sr.

William P. Dubord  
Witness

Sandra Laino-Bryar  
Sandra Laino-Bryar

STATE OF MAINE  
County of Kennebec, ss.

Personally appeared before me on this 13<sup>th</sup> day of July, 2009, the above-named, Cecil M. Bryar, Sr. and Sandra Laino-Bryar, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

William P. Dubord  
Notary Public



WILLIAM P. DUBORD  
Attorney at Law  
Notary Public  
Printed name: \_\_\_\_\_  
My Commission expires 6/26/2015  
My comm. exp: \_\_\_\_\_  
(Seal)